

UNITED STATES BANKRUPTCY COURT
 WESTERN DISTRICT OF TEXAS
 EL PASO DIVISION

In Re.

A.B.A.N.E Properties, Ltd.

Debtor(s)

§
§
§
§Case No. 23-31398 Jointly Administered**Amended Monthly Operating**Chapter 11Reporting Period Ended: 02/29/2024Petition Date: 12/29/2023Months Pending: 0Industry Classification:

Reporting Method:

Accrual Basis Cash Basis

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

1**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- Statement of cash receipts and disbursements
- Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- Statement of operations (profit or loss statement)
- Accounts receivable aging
- Postpetition liabilities aging
- Statement of capital assets
- Schedule of payments to professionals
- Schedule of payments to insiders
- All bank statements and bank reconciliations for the reporting period (Reconciliation to follow.)
- Description of the assets sold or transferred and the terms of the sale or transfer



Signature of Responsible Party

04/10/2024

Date

Nora I. Herrera

Printed Name of Responsible Party

416 N. Stanton Ste 120, El Paso, TX 79901

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name A.B.A.N.E Properties, Ltd.

SaveCase No. **23-31398**

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$ 7,643.86	
b. Total receipts (net of transfers between accounts)	\$ 10,502.00	
c. Total disbursements (net of transfers between accounts)	\$ 14,834.65	
d. Cash balance end of month (a+b-c)	3,311.21	
e. Disbursements made by third party for the benefit of the estate		
f. Total disbursements for quarterly fee calculation (c+e)		
Part 2: Asset and Liability Status	Current Month	
(Not generally applicable to Individual Debtors. See Instructions.)		
a. Accounts receivable (total net of allowance)		
b. Accounts receivable over 90 days outstanding (net of allowance)		
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))		
d. Total current assets	\$ 6,571,569.59	
e. Total assets	\$ 6,571,569.59	
f. Postpetition payables (excluding taxes)		
g. Postpetition payables past due (excluding taxes)		
h. Postpetition taxes payable		
i. Postpetition taxes past due		
j. Total postpetition debt (f+h)		
k. Prepetition secured debt	\$ 5,022,633.88	
l. Prepetition priority debt	\$ 134,600.00	
m. Prepetition unsecured debt	\$ 1,417,133.00	
n. Total liabilities (debt) (j+k+l+m)	\$ 6,574,366.88	
o. Ending equity/net worth (e-n)	\$ -2,797.29	
Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business		
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business		
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)		
Part 4: Income Statement (Statement of Operations)	Current Month	Cumulative
(Not generally applicable to Individual Debtors. See Instructions.)		
a. Gross income/sales (net of returns and allowances)	\$ 10,447.01	
b. Cost of goods sold (inclusive of depreciation, if applicable)		
c. Gross profit (a-b)	\$ 10,447.01	
d. Selling expenses		
e. General and administrative expenses	\$ 8,835.07	
f. Other expenses		
g. Depreciation and/or amortization (not included in 4b)		
h. Interest		
i. Taxes (local, state, and federal)		
j. Reorganization items		
k. Profit (loss)	\$ 1,611.94	

Debtor's Name

A.B.A.N.E Properties, Ltd.

Save

Case No. 23-31398

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>				\$1,250.00	
Itemized Breakdown by Firm						
Add	Firm Name		Role			
Delete	i	Brad W. Odell	Trustee			
b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
b.	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	Itemized Breakdown by Firm					
Add	Firm Name		Role			
Delete	i	AppFolio	Property Mgmt Software		\$398.06	
c.	All professional fees and expenses (debtor & committees)					

Part 6: Postpetition Taxes**Current Month****Cumulative**

- a. Postpetition income taxes accrued (local, state, and federal)
- b. Postpetition income taxes paid (local, state, and federal)
- c. Postpetition employer payroll taxes accrued
- d. Postpetition employer payroll taxes paid
- e. Postpetition property taxes paid
- f. Postpetition other taxes accrued (local, state, and federal)
- g. Postpetition other taxes paid (local, state, and federal)

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes No
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes No
- c. Were any payments made to or on behalf of insiders? Yes No
- d. Are you current on postpetition tax return filings? Yes No
- e. Are you current on postpetition estimated tax payments? Yes No
- f. Were all trust fund taxes remitted on a current basis? Yes No
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes No
- h. Were all payments made to or on behalf of professionals approved by the court? Yes No N/A
- i. Do you have: Worker's compensation insurance?
If yes, are your premiums current? Yes No
Casualty/property insurance?
If yes, are your premiums current? Yes No N/A (if no, see Instructions)
General liability insurance?
If yes, are your premiums current? Yes No N/A (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes No
- k. Has a disclosure statement been filed with the court? Yes No

Debtor's Name

A.B.A.N.E Properties, Ltd.

Case No. 23-31398

1. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930?

Yes No

Part 8: Individual Chapter 11 Debtors (Only)

- a. Gross income (receipts) from salary and wages _____
- b. Gross income (receipts) from self-employment _____
- c. Gross income from all other sources _____
- d. Total income in the reporting period (a+b+c) _____
- e. Payroll deductions _____
- f. Self-employment related expenses _____
- g. Living expenses _____
- h. All other expenses _____
- i. Total expenses in the reporting period (e+f+g+h) _____
- j. Difference between total income and total expenses (d-i) _____
- k. List the total amount of all postpetition debts that are past due _____
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C. § 101(14A)? Yes No
- m. If yes, have you made all Domestic Support Obligation payments? Yes No N/A

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.



Signature of Responsible Party

Manager

Title

Nora I. Herrera

Printed Name of Responsible Party

04/10/2024

Date

1:32 PM

03/20/24

Accrual Basis

A.B.A.N.E. Properties, Ltd.**Profit & Loss**

February 2024

		Feb 24
Ordinary Income/Expense		
Income		
Rental - N. 1302 Stanton		10,447.01
Total Income		10,447.01
Expense		
Bank Service Charges		5.65
Insurance		
Commercial Property Insura...		<u>2,311.26</u>
Total Insurance		2,311.26
Payroll Expenses		
Payroll Fees		<u>-54.99</u>
Total Payroll Expenses		-54.99
Professional Fees		
Building Inspection Services		185.40
Legal Fees		1,250.00
Professional Fees - Other		<u>398.06</u>
Total Professional Fees		1,833.46
Utilities		
Gas and Electric		
1011 N. Mesa Electric		375.00
1011 N. Mesa Gas		196.52
115 Buena Vista		<u>199.00</u>
Total Gas and Electric		770.52
Water		
1011 N. Mesa Water		213.08
115 Buena Vista		76.17
Water - Other		<u>3,395.00</u>
Total Water		<u>3,684.25</u>
Total Utilities		4,454.77
Waste Disposal		
1011 N. Mesa		<u>284.92</u>
Total Waste Disposal		<u>284.92</u>
Total Expense		<u>8,835.07</u>
Net Ordinary Income		<u>1,611.94</u>
Net Income		<u>1,611.94</u>

***Statement Ending 02/29/2024***

A B A N E P R O P E R T I E S L T D

Page 1 of 4

Customer Number:XXXXXXX61911

RETURN SERVICE REQUESTED

A B A N E P R O P E R T I E S L T D
 PO BOX 920753
 EL PASO TX 79902-0014

Managing Your Accounts

	Branch Name	El Paso Downtown
	Branch Number	(915) 594-3400
	Customer Service	1-866-580-7262
	Mailing Address	175 East Arizona, El Paso, TX 79902
	Online Banking	www.vantage.bank

VANTAGE SECURITY UPDATE ☆**FOLLOW THE TIPS BELOW TO AVOID FALLING VICTIM TO SCAMMERS**

- THE BANK WILL NEVER ASK FOR YOUR USERNAME, PASSWORD OR PIN NUMBER.
- VERIFY ALL LINKS AND PHONE NUMBERS ON EMAILS BEFORE CLICKING.
- TAKE THE TIME TO READ AND UNDERSTAND YOUR EMAIL TO AVOID FALLING FOR EMAIL SCAMS.

Summary of Accounts

Account Type	Account Number	Ending Balance
(90) Vantage Business Checking	XXXXXXXX61911	\$3,311.21

(90) Vantage Business Checking-XXXXXXXX61911**Account Summary**

Date	Description	Amount
02/01/2024	Beginning Balance	\$7,643.86
	2 Credit(s) This Period	\$10,502.00
	18 Debit(s) This Period	\$14,834.65
02/29/2024	Ending Balance	\$3,311.21

Deposits

Date	Description	Amount
02/22/2024	DEPOSIT	\$54.99

Electronic Credits

Date	Description	Amount
02/15/2024	EP RENT ADVANTAGE MED CA FEBRUARY RENT	\$10,447.01

Electronic Debits

Date	Description	Amount
02/05/2024	WASTE CONNECTION WEB_PAY 79885240020224	\$284.92
02/12/2024	APPFOLIO SAAS 8173930	\$398.06
02/12/2024	EL PASO ELECTRIC BILL PAY 18210109081	\$375.00
02/12/2024	EL PASO ELECTRIC BILL PAY 18210121621	\$196.52
02/12/2024	BILLMATRIX BILLPAYFEE 18210109082	\$2.35
02/12/2024	BILLMATRIX BILLPAYFEE 18210121622	\$2.35

VANTAGE BANK

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

**WITHDRAWALS OUTSTANDING –
NOT CHARGED TO ACCOUNT**

BEFORE YOU START –

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

YOU SHOULD HAVE ADDED IF
ANY OCCURRED:

1. Loan advances.
 2. Credit memos.
 3. Other automatic deposits
 4. Interest paid.

YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED:

1. Automatic loan payments.
 2. Automatic savings transfers.
 3. Service charges.
 4. Debit memos.
 5. Other automatic deductions and payments.

BALANCE SHOWN
ON THIS STATEMENT \$ [REDACTED]

ADD +

DEPOSITS NOT SHOWN
ON THIS STATEMENT
(IF ANY) \$ _____

TOTAL \$

SUBTRACT -

WITHDRAWALS
OUTSTANDING \$

BALANCE

SHOULD AGREE WITH YOUR REGISTERED
BALANCE AFTER DEDUCTING SERVICE
CHARGE (IF ANY) SHOWN ON THIS
STATEMENT

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-580-7262 or write us at the address located on the front of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
 - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
 - (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

Customer Service:

1-866-580-7262

Visit Us Online at:

www.vantage.bank

Lost or Stolen Debit Cards:

1-800-472-3272

**Statement Ending 02/29/2024**

ABANE PROPERTIES LTD
Customer Number:XXXXXXX61911

Page 3 of 4

(90) Vantage Business Checking-XXXXXXX61911 (continued)**Electronic Debits (continued)**

Date	Description	Amount
02/15/2024	036482 Business Online XFER TO CHECKING 107890756 ON 2/15/24 AT 10:24	\$700.00
02/15/2024	Texan Properties WEB PMTS VYP2G9	\$2,768.76
02/15/2024	ZIA NATURAL GAS NATURALGAS 9378731	\$123.00
02/15/2024	ALTO LAKES WATER ACH Collec 238002	\$76.17
02/15/2024	AppFolio, Inc. F WEB PMTS B2T2G9	\$2.49
02/15/2024	IC FEE ZIA GAS WEB PAYMNT 9379963	\$0.95
02/16/2024	985771 Business Online XFER TO CHECKING 107890756 ON 2/16/24 AT 9:19	\$800.00
02/16/2024	EL PASO WATER UT BILLPAY EL PASO WATER U	\$3,395.00
02/21/2024	EL PASO WATER UT BILLPAY EL PASO WATER U	\$213.08
02/22/2024	Otero County Ele WEB PMTS V8W90N	\$76.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
0	02/09/2024	\$5,000.00	1468*	02/21/2024	\$420.00

* Indicates skipped check number

Daily Balances

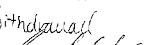
Date	Amount	Date	Amount	Date	Amount
02/05/2024	\$7,358.94	02/15/2024	\$8,160.30	02/22/2024	\$3,311.21
02/09/2024	\$2,358.94	02/16/2024	\$3,965.30		
02/12/2024	\$1,384.66	02/21/2024	\$3,332.22		

ABANE PROPERTIES LTD

XXXXXX61911

Statement Ending 02/29/2024

Page 4 of 4

VANTAGE BANK		COUNTER DEBIT SLIP		VANTAGE BANK (131)
DATE	2/09/24	NAME		A.B.A.N.E Properties
DESCRIPTION	Withdrawal			
CUSTOMER SIGNATURE				
			107841911	\$ 5000.00
			D43	
#0000	02/09/2024		\$5,000.00	

DEPOSIT TICKET			
PROPERTY NUMBER:		DATE: 02/22/2024	
NAME: VANTAGE BANK		AMOUNT: \$54.99	
ADDRESS: 101 N. MESA ST. SUITE 100 919-231-9687		CITY: CHICO	
CITY: CHICO		STATE: CA ZIP: 95928	
TELEPHONE: (408) 251-0000		FAX: (408) 251-0000	
CASH		CHECK	
COIN		DOLLARS	
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A.B.A.N.E. Properties, LTD		VANTAGE BANK	TEXAS
1011 S. MESA ST. EL PASO, TEXAS 79901 915-531-9635		89-1527/1149	January 26, 2024
PAY TO THE ORDER OF	MAC Entertainment Management	\$ 420.00	DOLLARS
Four hundred - twenty dollars + 00/100		<i>C.H.</i>	
MEMO Inv # 1013 - Security Svcs		A.B.A.N.E. Properties, LTD ATTENTION: PAYMENT	